

strategies for its implementation were not carried out by the Town as it did not appoint a Historic Preservation Committee.

POLICY

The Town favors the identification of historic structures and the establishment of a Historic Preservation Committee to help identify such structures -- paying particular attention to the original Coast Guard Station.

IMPLEMENTATION STRATEGY

The Town will appoint a Planning Board Historic Preservation Sub-committee c inviting citizen participation and membership c within the next five years and charge it with the identification of historic structures in Kill Devil Hills which will lead to registration.

28. Housing Mix

BACKGROUND

Since 1980, the Town has followed a plan that reserves the bulk of available land in Kill Devil Hills for detached single family residential structures. From 1983-1985, a comprehensive rezoning master plan was implemented. In November 1991, the zoning text was modified to complete this effort. The Town's Zoning Map was amended to reflect a three-tier format of land use, with the majority of the land use west of U.S. 158 (Croatan Highway) placed in the Town's most restrictive residential class. Multi-family development west of U.S. 158 is a conditional use and is not encouraged. Those areas zoned for Business uses between NC 12 and U.S. 158 are also suitable for multi-family residential development. Land use east of NC 12 has been identified as subject to ocean overwash, storm surge, and shoreline migration and is subject to a number of special restrictions such as reduced densities, height restrictions, and a reduction of permitted uses as indicated in the text of the recently adopted Ocean Impact Residential Zoning District. The 3rd Street and Ocean Bay Boulevard corridor serves to break up the established commercial district and provides a scenic vista corridor for the Wright Brothers Memorial Monument.